

# Local Market Update – October 2024

A RESEARCH TOOL PROVIDED BY THE MASSACHUSETTS ASSOCIATION OF REALTORS®

## Ipswich

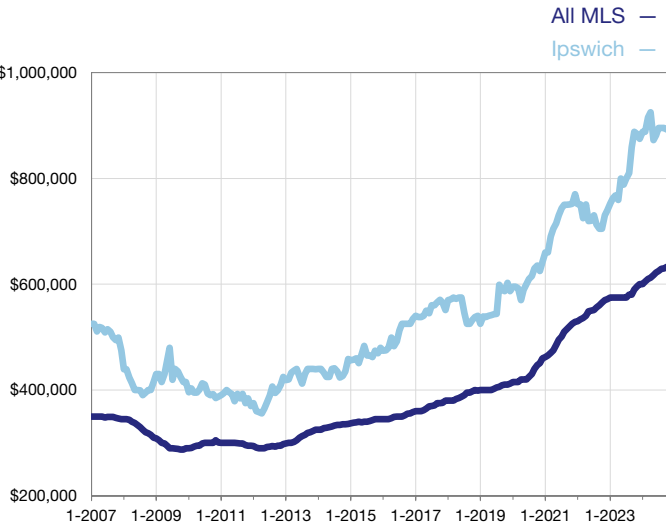
Single-Family Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	7	9	+ 28.6%	75	72	- 4.0%
Closed Sales	8	9	+ 12.5%	77	67	- 13.0%
Median Sales Price*	\$1,035,000	\$1,050,000	+ 1.4%	\$888,000	\$911,000	+ 2.6%
Inventory of Homes for Sale	26	11	- 57.7%	--	--	--
Months Supply of Inventory	3.5	1.5	- 57.1%	--	--	--
Cumulative Days on Market Until Sale	16	23	+ 43.8%	43	35	- 18.6%
Percent of Original List Price Received*	102.5%	105.0%	+ 2.4%	100.8%	101.4%	+ 0.6%
New Listings	18	12	- 33.3%	100	95	- 5.0%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Condominium Properties	October			Year to Date		
	2023	2024	+ / -	2023	2024	+ / -
Key Metrics						
Pending Sales	4	1	- 75.0%	37	36	- 2.7%
Closed Sales	5	4	- 20.0%	39	40	+ 2.6%
Median Sales Price*	\$575,000	\$950,000	+ 65.2%	\$575,000	\$627,500	+ 9.1%
Inventory of Homes for Sale	10	5	- 50.0%	--	--	--
Months Supply of Inventory	2.7	1.4	- 48.1%	--	--	--
Cumulative Days on Market Until Sale	23	35	+ 52.2%	40	34	- 15.0%
Percent of Original List Price Received*	100.5%	100.4%	- 0.1%	104.1%	102.6%	- 1.4%
New Listings	6	1	- 83.3%	46	43	- 6.5%

\* Does not account for seller concessions. | Activity for one month can sometimes look extreme due to small sample size.

Median Sales Price – Single-Family Properties  
Rolling 12-Month Calculation



Median Sales Price – Condominium Properties  
Rolling 12-Month Calculation

